

WIGHTWICK

LAND AT CHERRINGHAM,
BRIDGNORTH ROAD,
SOUTH STAFFORDSHIRE

L&Q ESTATES LIMITED ARE WORKING WITH FIRST CITY LIMITED IN THE FORMATION OF PLANS ON THE LAND AT CHERRINGHAM, BRIDGNORTH ROAD, WIGHTWICK, SOUTH STAFFORDSHIRE.

The site is considered to be a sustainable development opportunity located to the west of Wolverhampton and surrounded by built development to the north, east and south east. It is anticipated that this site would form a sustainable development which can provide additional housing to meet the local need and provide further flexibility in the plan to deal with under delivery throughout the District.

SITE LOCATION

This site is approximately 19.2 acres (7.8 hectares) formed of land which is open countryside. It is located adjacent to the built area of Wolverhampton and adjoining the administrative boundary but is located within South Staffordshire District. The site is located directly off Bridgnorth Road (A454).

The site is highly sustainable and accessible with excellent links to services and facilities. Located within 3 miles of Wolverhampton City Centre and within 2 miles of the local centres of Tettenhall; Tettenhall Wood; Compton; Finchfield, Castlecroft, Merry Hill all situated within Wolverhampton. The South Staffordshire settlements of Perton and Pattingham are within 3 miles of the site. There are 13 educational institutes within easy access of the site including primary; secondary; higher education; and special needs schools, Wightwick Hall School is located immediately to the east of the site. The site is accessible to employment opportunities in South Staffordshire, Wolverhampton, the Black Country and Birmingham.



The site is within close proximity to facilities such as elderly care facilities; medical care (doctors, dentist and opticians); churches; public houses & restaurants and recreation and sports facilities in addition to the aforementioned facilities within a 3 mile radius. The site benefits from high quality transport links.

The Bridgnorth Road (A454) provides access to both Bridgnorth and to Wolverhampton City Centre. The Arriva number 9 Telford to Wolverhampton via, Ironbridge and Bridgnorth bus service travels along Bridgnorth Road and is an hourly service. There is a bus stop 300m from the site. Wolverhampton Train station is within 4 miles of the site providing a direct train service to Telford in 17 minutes; Stafford in 12 minutes and Birmingham within 17 minutes. Direct services to both Manchester and London can be achieved in 1 hour 10 minutes and 1 hour 48 minutes respectively.

Further, the site is within easy access to other A roads such as the A41 and A449 within 3.5 miles of the site and the Motorway network is easily accessible with both the M54 and M6 within 7 miles.

We submitting this representation to the South Staffordshire Council SHELAA Call for sites public consultation, promoting the site for residential development. The site is identified within the 2018 update of the SHELAA as site reference 260: Land off Bridgnorth Road, Wightwick. We propose that the site should be removed from the Green Belt and allocated as one of the required residential development sites to provide much needed housing in the District and wider HMA in a sustainable location.

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ILLUSTRATIVE MASTERPLAN

The illustrative masterplan (right) represents a clear vision for the site and visually shows how the site fits in to this location. The proposed development will provide approximately 123 dwellings based upon an approximate density of 16 dph. Affordable housing will be provided on site in line with South Staffordshire Council's affordable housing policy. The dwellings will include a mix of 2,3,4, and 5 bedroom dwellings taking into consideration the density and pattern of the surrounding built development. The development will include areas of public open space.

CONNECTIVITY The proposed development will take access from Bridgnorth Road where there is potential for two access points to the site to be created. The existing access will be retained to serve the existing property on the site. A second access point will be created to serve the remainder of the development. From this access point, a series of internal avenues will provide access to the interlinking areas of residential development. There will be a main primary road which runs through the site. This will circle the area of open space which will be the Village Green in the centre of the development. The secondary roads throughout the site will incorporate private drives and cul-de-sacs. The site will also have new footpaths to provide links throughout the site and linking the new housing to the wider area and the wealth of services and facilities provided for in the local area.

SUSTAINABILITY As it has already been demonstrated, this site is situated in a highly sustainable location. The site will benefit from interconnectivity with the surrounding area, a large number of jobs within a short distance of the site and also the wide number of services and facilities available.

GREEN EDGE Areas of public open space will be incorporated into the development. The Village Green will sit in the centre of the development and will provide residents with an area of public open space where they can enjoy recreational activities and can become a meeting place to encourage a sense of community. The public open space will be overlooked by the dwellings which circle it and will provide attractive views across the site. A green corridor will be located along the western boundary of the site providing a clear boundary for the built development on site. This area will be designed to encourage biodiversity and attract an array of flora and fauna to the site.

DELIVERABILITY This site is available for development now and there are no market, cost or delivery factors that would make the development of this site unviable within the next 5 years.



ILLUSTRATIVE MASTERPLAN